

PROPERTY MANAGEMENT COMMITTEE

August 22, 2013

5:30 p.m.

Courthouse

MINUTES:

MEMBERS PRESENT:

Commissioner Charlie Baum  
Commissioner Adam Coggin  
Commissioner Carol Cook  
Commissioner Trey Gooch  
Commissioner Matt Young  
Commissioner Allen McAdoo, C

OTHERS PRESENT:

Ernest Burgess  
David Loughry  
Lisa Nolen  
Becky Shelton  
Laura Bohling

Chairman McAdoo presided and called the meeting to order at 5:30 p.m. with six members being present at that time.

MINUTES:

"Commissioner Cook moved, seconded by Commissioner Coggin, to approve the minutes of the last meeting as mailed. This motion passed unanimously by acclamation."

FOSTERVILLE-MIDLAND FIRE STATION UPDATE:

Mayor Burgess advised the building has been in use since April, 2013. Although more work has to be done than initially anticipated, the County is trying to get the sprinkler system installed and it appears enough money had been appropriated to finish the work. The building can be used but firefighters cannot sleep there.

ELAM ROAD FIRE STATION UPDATE:

Mayor Burgess advised the building should be finished by October even though the contractor has only been paid half of their money.

NEW JUDICIAL BUILDING RECOMMENDATION:

Mayor Burgess, Laura Bohling and Judge David Loughry addressed the Committee regarding a new Judicial Building. Mayor Burgess advised the County had two very thorough studies done in 2002 and 2008. It appears issues to be agreed upon are (1) location on Maple Street since a major financial investment has been made in the block; (2) that there is a necessity for a parking garage to be constructed in the primary parking area of the Clerk's Building; (3) the buildings condemned on Maple Street will need to be taken down to accommodate parking while the parking garage is being built and (4) that it is most logical to put all the Judges and Clerks in the new building with no space for the District Attorney's Office and (5) which scenario to use. The 2008 study looked at the case load and population making projections to 2035. The Juvenile Judge and associated Clerks are located in the Juvenile facility.

Commissioner Gooch asked if there was space for the District Attorney and Public Defender to meet with people and was advised there is.

Chairman McAdoo advised the Clerk's Building was constructed to support a third level.

Mayor Burgess advised Rutherford County is already surpassing the population projections from the 2008 study. Some studies put Rutherford County ahead of Hamilton County. Mayor Burgess advised the population projections need to be updated.

Judge Loughry ask if the Judicial Commissioners had been included and Mayor Burgess advised he did not think so and this may need to be reconsidered.

The current Judicial Building was constructed in 1980. 250,000 people went through the security at the front of the building last year not counting employees or prisoners.

Commissioner Cook asked if the bridge was still in the plan and Mayor Burgess advised this would need to be strongly considered.

Commissioner Baum inquired if the County had feedback from lawyers and the Judges. Judge Loughry advised there is still opportunity to have input.

Mayor Burgess advised it is pretty obvious there is a need to shell out a floor. Square footage wise, a judicial building is projected at twice the square footage cost of a school. Scenarios 4 and 7 have a 10% contingency and are estimated between \$50M and \$55M. The last high school came in at \$46M. The parking garage is estimated at \$5.2M with a 360 car capacity.

The Committee inquired as to current plans for the buildings. Mayor Burgess advised he thought the old Bank building and Coin building should come down for green space with the five story building used for office space for other County offices.

Finance Director Nolen provided updated information on debt requirements and revenues. Mayor Burgess advised it appears the County has the capacity at the current tax rate for schools and other needs and was asking for direction from the Property Management Committee on the need, size and location of any new Judicial Building.

Commissioner Coggin advised he would like to do Scenario 7 if the County is able to fund the same. Chairman McAdoo advised he wanted to see new projected numbers. Mayor Burgess advised to update the numbers it will take 45 to 60 days at a cost of \$30,000. Commissioner Young advised he thought the Commission knew what it needed. Mayor Burgess advised it could be assumed the numbers are in the neighborhood and take the issue to the Budget Committee and Commission and if approved could get the updated information then. This way the Commission consensus could be obtained before spending the \$30,000 and if the Commission did not approve then the money would not be spent. Mayor Burgess advised the Committee could approve the concept centered around Scenario 4 and 7. Following discussion,

"Commissioner Young moved, seconded by Commissioner Gooch, to forward the concept of Scenario 7 to Public Safety Committee for the concept and security aspects and forward to Budget Committee for discussion. This motion passed unanimously by roll call vote."

#### GENERAL CAPITAL BUILDING PROGRAM REPORT:

The Committee was provided a General Capital Building Program report for its use and information. Following discussion,

"Commissioner Coggin moved, seconded by Commissioner Cook, to accept the General Capital Building Program report as presented. This motion passed unanimously by acclamation."

There appearing to be no further business to come before the Committee, Chairman McAdoo declared the meeting adjourned at 6:40 p.m.

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ALLEN McADOO, Chairman